

016.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

992,400 / 992,400

USE VALUE:

992,400 / 992,400

ASSESSED:

992,400 / 992,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PHILLIPS GARY P & CAROL W

Owner 2:

Owner 3:

Street 1: 74 MARY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,810 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 3070 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9810		Sq. Ft.	Site		0	80.	0.73	1									571,444						571,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							11579
							GIS Ref
							GIS Ref
							Insp Date
							02/12/09

PREVIOUS ASSESSMENT

Parcel ID 016.0-0004-0008.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	419,900	1100	9,810.	571,400	992,400	992,400 Year End Roll
2019	101	FV	317,800	1200	9,810.	607,200	926,200	926,200 Year End Roll
2018	101	FV	317,800	1200	9,810.	442,900	761,900	761,900 Year End Roll
2017	101	FV	317,800	1200	9,810.	385,700	704,700	704,700 Year End Roll
2016	101	FV	317,800	1200	9,810.	328,600	647,600	647,600 Year End
2015	101	FV	310,200	1200	9,810.	321,400	632,800	632,800 Year End Roll
2014	101	FV	310,200	1200	9,810.	264,300	575,700	575,700 Year End Roll
2013	101	FV	310,200	1200	9,810.	251,400	562,800	562,800

SALES INFORMATION

TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16610-543		12/1/1985		218,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2008	684	Redo Bat	11,600			G10	GR FY10	
9/1/1999	588	Alterati	95,480					NEW GAR, MASTER BR

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2009	Meas/Inspect	294	PATRIOT
9/4/2001	Permit Visit	PM	Peter M
10/30/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	ADD IN PROGRESS, RECK 2001.								16	8	OFP (32)	23													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath:	Rating:									15	7	FFL BMT (240)	9													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	3/4 Bath:	Rating:									16	20	SFL FFL GAR (320)	16													
GENERAL INFORMATION				A 3QBth:	Rating:									12	20	TQS GAR (240)	17													
Grade: C - Average	Year Blt: 1939	Eff Yr Blt:	Alt LUC:	1/2 Bath: 1	Rating: Good									1	4	EFP (36)	3													
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	A HBth:	Rating:									RESIDENTIAL GRID																
INTERIOR INFORMATION				OthrFix:	Rating:									OTHER FEATURES																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Kits: 1	Rating: Good									Kits: 1	Rating: Good															
Prim Floors: 3 - Hardwood	Sec Floors: 6 - Ceramic Tile	Total: 18.6 %	Functional:	A Kits:	Rating:									Fapl: 2	Rating: Good															
Bsmnt Flr: 12 - Concrete	Subfloor:		Economic:	Lvl 2	Rating:									WSFlue:	Rating:															
Bsmnt Gar:	Electric: 3 - Typical		Special:	Lvl 1	Rating:									CONDО INFORMATION																
Insulation: 2 - Typical	Int vs Ext: S		Override:	Lower	Rating:									REMODELING																
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W		Total: 18.6 %	DEPRECIATION												RES BREAKDOWN														
# Heat Sys: 1	% Heated: 100	% AC: 50		Phys Cond: GD - Good	18. %	CALC SUMMARY												No Unit	RMS	BRS	FL									
Solar HW: NO	% Com Wall:	% Sprinkled:		Functional:	%	COMPARABLE SALES												1	8	4										
MOBILE HOME				Economic:	%	PARCEL ID												SUB AREA				SUB AREA DETAIL								
Make: Model: Serial #: Year: Color:				Special:	%	016-0-0004-0008.0												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
SPEC FEATURES/YARD ITEMS				Override:	%													FFL	First Floor	1,316	132.530	174,408	BMT	100	RRM	50	A			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
19	Patio	A	Y	1	15X20	G	GD	1997	4.38	T	13.2	101			1,100															
More: N	Total Yard Items:	1,100		Total Special Features:			Total:	1,100		IMAGE												AssessPro Patriot Properties, Inc								